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The Nipissing District

(Province of Ontario.)

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Town of
North
Bay

1897



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1897

North Bay Business Directory.

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L. W. BRENNAN, Bailiff.

DISTRICT COURT.

J. A. VALIN, Judge.

H. C. VARIN, Sheriff.

A. G. BROWNING, Crown Attorney.

S. A. HUNTINGTON, Court Crier.

SUBROGATE COURT.

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The Nipissing District.

PROVINCE OF ONTARIO, CANADA.

WITH SPECIAL REFERENCE TO THE TOWNSHIPS OF
WIDDIFIELD, FERRIS, BONFIELD, CHISHOLM, PHELPS, MULOCK
MERRICK AND BLYTH.

A description of their Soil, Climate, Products, Area, Agricultural
Capabilities, Timber Resources, and general information
respecting the settlement of public lands for sale,
and the lands open for settlement under
the "Free Grants Act."

Also a description of their Market Town and County Seat the town of
NORTH BAY,

The legal, judicial, commercial and educational centre of the
Nipissing District.

AUTHORIZED BY THE COMMISSIONER OF CROWN LANDS FOR ONTARIO.

Issued by the Board of Trade, North Bay, Ontario.
1897.

FC 3095

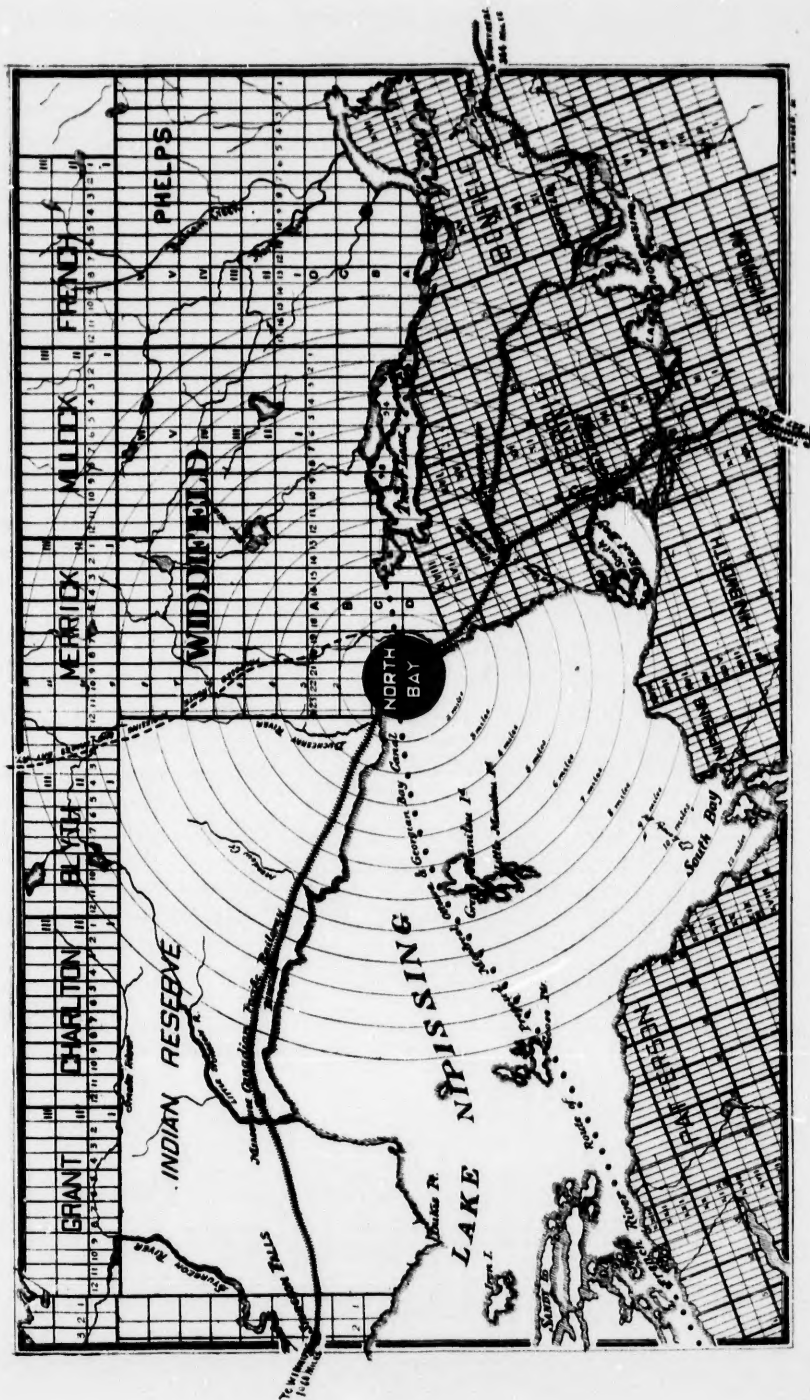
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NOTE:—A large part of the subject matter contained in the following pages is taken from the third edition of the pamphlet, "NORTHERN DISTRICTS OF ONTARIO," published by the Ontario Government in the year 1895, and which is looked upon as the best of authority on the matters therein referred to.

The remainder of the information following has been carefully gleaned from reliable sources, and great care has been taken to give a faithful account of the section of country hereinafter mentioned.

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THE NIPISSING DISTRICT.

Many causes combine to direct attention to the forest lands of northern Ontario as a field for settlement. Chief among those are the following:

The merits of the lands themselves as proved by the experience of those who have settled upon them.

The almost complete absorption of the homestead lands of the United States. There is no agricultural land to be had in the United States, except on payment of all it is worth or more.

There are now no large tracts of fertile land anywhere in that country which have not fallen into the possession of railroads, alien land owners, land companies and syndicates or other corporations who hold it for speculative purposes.

The dealings of purchasers with these companies and corporations have been extremely unsatisfactory to the purchasers.

Many thousands of their purchasers have failed to pay off mortgages given as part payment for their farms and have lost all their substance as well as the most valuable part of their lives.

Experience has shown there is a limit to the distance from the seaboard at which exportable crops, or crops whose price is settled in competition with foreign products, can be profitably raised—and this limit has been passed.

A very large proportion of the western plains of the United States, which heretofore have been supposed to possess inexhaustible fertility, are found by experience to be so cursed with drouth as to render agriculture a precarious and unattractive calling.

Contemporaneously, with the discovery of these facts, there has occurred, from some cause or causes which are as yet somewhat obscure, a world wide fall in the prices of agricultural produce, of itself, sufficient seriously to embarrass all producers whose farms lie beyond the limit from which their crops can be cheaply transported to the places of consumption.

And most important of all, it is clear that there has set in a reaction from that rush to the cities which has characterized the last fifteen years. It now looks probable that many of the cities on the continent will have difficulty in maintaining their own populations, and will not for some time to come be able to absorb the surplus population produced by the country districts, to say nothing of foreign immigration.

From the above, among many other causes, it has come to pass that thousands of industrious, persevering and intelligent men have had it borne in upon them that there is no longer any hope in their present situation. Many have arrived at the conclusion that to go upon the land is the only resource that promises them at once safe present employment for their little savings and the prospect of an independent subsistence for the future. The land being the only visible resource of many thousands of unemployed artisans, struggling traders and starving laborers, and also for the immense output of thrifty farm hands and farmers' sons who cannot possibly find employment in the older settled districts, the question arises: Where is the land to be found? It must be cheap land, for such persons as have been mentioned possess little or no capital. It

must be near at hand, easily and cheaply accessible, healthy and temperate. It must be a district in which work is to be had and cash earned in order that the settler and his family may be maintained in comfort during the first few difficult months while the land is being cleared and brought into bearing. In short, what is wanted is land that can be had for the performance of settlement duties or for little more than that; land on which a man possessing good health, strong arms and a resolute heart can go with only a rudimentary knowledge of agriculture, and from which, as can be seen from examples around him, not only a mere living but a competence can be wrested; land which is not so distant from market that the crops grown upon it are valueless to the grower; and in a district possessing all the necessaries and comforts of civilization.

All these requirements are met fully in the Nipissing District, the capabilities of which, and more especially of those townships lying contiguous to the town of North Bay, it is the object of this pamphlet to make better known. From the testimony adduced and the arguments legitimately based thereon, the reader can scarcely avoid arriving at the following conclusions:

1. That Nipissing District is the best field now open for settlement by persons of small capital, willing and able to work for themselves.
2. That the abundance of well-paid employment outside of agriculture renders it easy for a settler to establish himself by his own labor on his own land. Not only are there good wages to be earned in the winter in the lumber camps and elsewhere, but the settler has abundant opportunity to realize ready money all the year round by working on his own account at such industries as cutting and hauling pulp-wood and cordwood, railway ties, posts and telegraph poles, tanbark, getting out pine logs under contract for lumbermen, work on government roads, bridges, etc.
3. That independence can be achieved there by a poor man sooner than the same position can be obtained elsewhere.
4. That whether for dairying, stock raising or general agriculture, the country presents a combination of advantages that are presented in few localities.
5. That there is as great a range and variety of products there as anywhere.
6. That in yield per acre of the principal crops, the northern Ontario lands actually excel the most fertile states of the American Union.
7. That the advantages of having cheap fuel and building material, more than counterbalance the disadvantage of having to clear the land.
8. That the country is near to the great markets of the world and has railway advantages such as no other country ever possessed in its early days.
9. That the climate is temperate when compared with that of many thickly inhabited and prosperous parts of the old and new world.
10. That there is an entire absence of fever and ague; there is no malarial diseases whatever, and in fact there is no healthier country under the sun.
11. That the Nipissing District is capable of maintaining hundreds and thousands of people in agriculture, manufacturing and general industries.
12. That already a surprising development has taken place.
13. That the district possesses all the advantages and qualities necessary to render it attractive to, and suitable for the home of the most progressive races, namely: Cheapness of land, fertility of soil, first-class live stock and dairy advantages, ability to produce all the crops of the temperate

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Farm of Thos. J. Sache, Con. 5, Lot 13, Tp. Widdifield,
20 acres under cultivation.

Farm of Samuel Wilson, Con. 14, Lot 12, Tp. Widdifield,
16 acres cleared.

zone, incalculable forest wealth, variety of industries, winter employment, good wages for labor, cheap building material, fuel for the cutting, fruit for the picking, fine fisheries, game plentiful, great range of products, good railway accommodation, water communication, religious and educational advantages, a healthy country, pure and plentiful water, regular rainfall, temperateness of climate, local market, nearness to foreign markets.

AGRICULTURAL CAPABILITIES.

In the District of Nipissing is a vast track of land which possesses all the qualities and advantages just described. Millions of acres in extent, easy of access, cheap, and a very large proportion of them are of remarkable fertility. As will be shown hereafter and proved by the official records of actual achievements, the lands in this district will yield in abundance almost every article of agricultural produce proper to the temperate zone. The crops of cereals and grasses actually excel the yields of the most favored sections of the United States, and even the average of the older settled portions of the fertile Province of Ontario. The capabilities of the district for live stock and dairy produce will be shown to be very great.

As to the length and severity of the winters, the Nipissing District has nothing to be afraid of in comparison with other sections supposed to be more favored by nature. The winters are infinitely more pleasant and less trying than the winters in the Western States, even so far south as the states of Illinois, Missouri and Kansas; and paradise itself compared with the Dakotas and Minnesota. The part of Nipissing of which this is written is in fact further south than a large part of the states last named. In the excitement that has attended the absorption of the good land in the Western States the railroad building and the rush to the cities, this northern country has been somewhat overlooked, but by no means entirely so, for many industrious settlers have come in since the completion of the Canadian Pacific Railway, notwithstanding the *apparently* greater attractions elsewhere. Emigration from Eastern Canada and Europe was directed to Manitoba and the North-West Territories, the intermediate country being regarded as but the direct avenue. Villages grew along the line of railway as necessary adjuncts to transportation, but some years elapsed before the government or the inhabitants of the earlier settled portions of the Dominion realized that the territory north of the great lake system possessed the necessary attributes to recommend it for settlement. Since 1894, the publication of "Our Northern Districts," a pamphlet on the Temiscamingue country, and the agitation for a railway northward from North Bay to James' Bay, called the attention of the public generally, more especially to the Nipissing District. The settlement at Verner, some thirty-five miles west of North Bay, of a colony of repatriated French Canadians from the State of Michigan, and the evidence of a number of the farmers who located in the township of Widdifield, (to be found elsewhere in this pamphlet,) substantiate in all respects the claims set forth by the advocates of this country's value as a field for settlement.

It is now seen and realized that for solid sterling merit, the bush-lands of Northern Ontario offer inducements which if not as great as those offered by the far-famed western peninsula of Southern Ontario, are actually greater than those offered by any other now unoccupied body of land, when all things are taken into account. It is the object of this pamphlet to show that not only has Nipissing all the incidental advantages necessary for the satisfaction of every reasonable want of the settler, but that they

furnish actually the best field now open on which an industrious man can start with practically nothing, and, securing a comfortable living from the first, can achieve in a few years a position beyond comparison more stable and agreeable than anything which lies in front of the average wage worker.

It is not claimed this desirable position of independence can be attained without hard work, privation and self denial. New settlers everywhere have to suffer hardships and to perform labors which weaklings should not attempt. The settled portion of Ontario has only been wrested from the forest at the cost of hardship almost inconceivable to us who benefit by the labors of the early pioneers. In these days the chopping out a bush farm, though severe, is child's play compared with that which the former generation had to undergo. In the old times, it was not uncommon for settlers to have to carry in on their backs for several days' journey their furniture, flour and general supplies. In the portion of the Nipissing District of which these pages treat, a settler would have to try very hard in order to get more than a few miles from a base of supplies, and in many cases the transportation can be done by water. The old pioneers had frequently to wait many years before they could establish churches, schools and municipal organizations. Now, so admirably organized are the missions of the various Christian denominations, that very few indeed are the settlers who do not have an opportunity of hearing the Word of God every Sabbath. As to education, schools spring up as soon as the children are there, and the excellent municipal laws of the Province provide a form of local self-government, cheap, efficient, easily worked and entirely adapted to the needs of a new and struggling community.

THE BROKEN CHARACTER OF THE LAND ITS ONLY SERIOUS DRAWBACK.

A disadvantage of Nipissing, of which much is made by persons accustomed to level lands, is the broken character of parts of the country through which it is necessary to travel in order to reach the large tracts of really excellent agricultural land with which the district is dotted over. It is not sought to minimize the seriousness of this drawback. Had it not been for the obtrusiveness of certain rocky ridges and escarpments, northern Ontario would have been settled long ago. The fact that the immediate shores of Lake Huron are rocky has led to the supposition that all behind was barrenness and desolation. But as a matter of fact some millions of acres of the best lands in Ontario lie a few miles from those rocky coast lines. Many prosperous farmers are living there and thriving settlements are growing up.

Many of the smaller lakes and rivers have rocky and uninviting shores, and in some parts of the country granite outcrops occur. It is not desired that anyone should settle on these ridges. On the contrary, it is desired that these rocky lands should be left clothed with forests in their natural condition, for the shelter and protection of the adjacent country and the conservation of the summer rains.

But, and it is easily understood when pointed out, a ridge of rocks is often more conspicuous than formidable. So evident an object fills the eye and limits the horizon. At the same time, the space occupied in the country may be quite insignificant in comparison with that occupied by the valleys and unobtrusive plains. Taking out a few parts of the country which are not fitted for settlement, the remainder may be accurately described as well

fitted for agricultural purposes. Many thousands of lots can be found with little or no surface rock upon them, and, a word to the wise, first come first served. Others lots will be found having perhaps more rock upon the surface; yet they may be very desirable lots. For the truth is that when this great natural drawback of broken land is looked into, it is seen to have some compensating features. The fact of the many fertile tracts being interspersed with lakes, rivers and forest-crowned ridges of rock is by no means wholly disadvantageous. Many a farmer in southern Ontario would conceive himself blessed indeed if he has a hundred acres of hill or bush pasture attached to his farm; if he could have his fuel and fencing and building material for the cutting; if, in short, he had to own two hundred acres instead of one hundred, which is practically all the disadvantage entailed by the broken character of the land. The existence of the bush land, the lakes and the rivers, is in many ways beneficial to the settler. The bush will furnish him with work that will be increasingly well paid, as the forests further south are depleted; and the lakes and rivers are not only a means of communication, but serve to temper the climate, warding off frosts for days and weeks after it has appeared in localities remote from the water. The lakes and rivers also furnish an abundant food supply, which only needs reasonable treatment to be permanent.

HOME MARKETS.

Among other advantages which the pioneer settler of to-day has over those of the last generation is that the market for hardwood is growing rapidly. The getting out of hardwood is likely to be a regular business, and, conjoined with the pine lumbering, pulp-wood and other industries, is likely to furnish the settler with work for himself and his teams, and a ready market for his products for an indefinite period to come.

The business of getting out railway ties, tanbark, cedar posts, telegraph poles and pulp-wood is one the magnitude of which few outsiders can realize. When it is stated that the Canadian Pacific Railway alone has purchased from settlers and others since 1893-4 upwards of 10,000,000 ties, some idea may be formed as to the amount of money that has gone into the bush to pay for labor, etc.

The lumbering industry is also an important factor in the building up of the Nipissing District. The district is newly settled; timber lands are in the immediate vicinity of the railway and along the banks of the rivers on all sides; large numbers of men and horses enter the lumber camps for the winter, necessitating the purchase of immense quantities of supplies for man and horse, and the nearer to the point of consumption these necessities are produced the better will be the return to the producer, hence we may safely say that the settlers of Nipissing have a better chance for the marketing of their products than the farmers in many other sections of the Dominion of Canada. This condition of things will continue until the supply distances the demand, a contingency which is very far remote. Further on in this work is given the annual consumption of farm products by the town of North Bay and vicinity alone, which have to be brought in by rail, under existing circumstances, but which might just as well be produced in the township of Widdifield and adjoining townships were there a sufficient number of settlers located in those townships catering for this large trade in farm produce. To give an idea of the immensity of the lumbering operations carried on in the district between Sault Ste. Marie and Mattawa, a distance of 308 miles along the line of the C. P. R., the estimate

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taken two years ago, and including only that taken out along the lakes and rivers leading to the Georgian Bay and intended for the American market, was 650,000,000 feet, board measure. This estimate did not include the logs and lumber manufactured in the district destined for Ontario and eastern markets, nor did it take in the enormous amount taken out along the Ottawa and Montreal Rivers, to the north of Mattawa. Most of the six hundred and fifty millions of feet of lumber was manufactured on the line of or contiguous to the C. P. R., the greater quantities of the supplies for both men and horses being brought in by rail from points south and east of North Bay. This immense output is likely to continue for some time to come, and provides a market of inestimable value for the farmers who settle in the vicinity of North Bay. Should the logs driven to the American markets be manufactured in Canada, much larger quantities of supplies would be required in order to present the lumber in a finished state to the markets of the world.

These references to this important industry are given to show that while the land, as explained elsewhere is as good as can be desired, the crops are in good demand on the spot at a high valuation, (the freight rates from points south and east affording a good margin to the settler) and therefore presents attractions to those who settle in this district which are not to be had in the older and more congested districts.

The town of North Bay, at the junction of the G. T. R. and C. P. R., and the proposed starting point of the Nipissing and James' Bay Railway, is centrally located and well adapted to be the market centre of the Nipissing District.

EXTENT AND CHARACTERISTICS OF THE COUNTRY.

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The Nipissing District extends eastward from a few miles west of Sudbury, to the Ottawa River, abutting the County of Renfrew. It is about 150 miles from east to west, and from Lake Nipissing north 350 miles to James Bay. The south-eastern part of the district includes the Algonquin Park, lately set apart by the Ontario Government as a provincial park.

The section of country more especially referred to in this pamphlet lies within a distance of twenty-five miles of North Bay, which is shown on the accompanying map as the centre.

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It is a country of considerable diversity of climate, of bountiful summer rains and moderate summer heat. The many lakes give up constantly of their moisture to the air. The alternation of temperature over the land and the water cause frequent condensation and precipitation, and thus such a calamity as that summer drouth which in the summer of 1894, reduced the crops of the western States by many millions of bushels is unknown. The air is particularly invigorating. Foggy days do not average one a month the whole year through. The hottest day is followed by a comfortably cool night just the climate to sleep in in summer. In 1883, when the C.P.R. was under construction, the climate was notably severe, but with the clearing of the country the temperature has greatly moderated. In that year forty degrees below zero was registered, but has not been since. On an occasional day or so the frost will be severe, at night dropping pretty low, but while the frost is keen, the air is perfectly dry, and the intense cold is not perceptible. Persons coming to North Bay from southern Ontario have been agreeably disappointed with the pleasant winters they have spent here. The snow disappears about the first or middle of April, and the lake clears of ice about the first of May. Sleighing is rarely under way before New




Farm of Geo. N. Holmes, Con. 5, Lot 14, Widdifield Tp. First tree cut 1894. Sixteen acres now under cultivation.



R. Rankin's Farm, Widdifield Tp. Clearing commenced spring of 1895, 60 acres chopped and logged, of which 30 is in crop and 10 in hay. House built 1897. Barn now completed.




D. Chadbourn & Sons' Saw Mill, Four Mile Lake, Tp. of Widdifield.



Years. The snow-fall is light : no blizzards, no railway blockades, as have been common in south Ontario during the last few winters, and taken altogether the winters in this part of the country are very enjoyable. Vegetation starts two or three weeks later than farther south, but the apparent delay is fully compensated for by the rapid growth attendant upon the balmy lake breezes, great warmth during the day and cool nights. The advancement made in a few days is really surprising, and the best of results are obtained. The country exhibits an endless variety of hill and dale, lake, river and forest. Its numerous wood-crowned ridges furnish shelter for the fertile valleys they enclose, and free pasturage for the cattle that roam therein for nearly seven months in the year. The lower lands are almost always cultivable, and frequently possess a degree of richness which surprises the beholder. The soil is of all varieties : clays of many kinds, clay loam, sandy loam, rich black vegetable mould, and not a little sand that is too light for agricultural purposes, though supporting a heavy timber growth, and adapted excellently for bush pastures subsidiary to other richer land. No country could be better drained. The irregular surface provides for a rapid flow of water, which soon finds its way into the rivers and lakes lying on the lower levels. Thus, though the rains are frequent and bountiful, the crops are not subject to be drowned, or the land soured by stagnant water lying in the soil.


GENERAL ASPECT OF THE COUNTRY.



The country is best described as an undulating plateau or table land elevated some 600 feet above sea level. Ridges of rock clothed with a vigorous forest growth traverse it in some sections. Naturally these ridges fill the eye and the beholder is apt at first to underestimate the extent of the good land lying between them. As a matter of fact the proportion of the country which consists of bare or scantily covered rock is much smaller than is generally supposed. Observations made at the river portages are necessary misleading as these always occur where some ridge of rock has altered the level of the country.

Generally, on the establishment of a settlement it turns out that the proportion of cultivable land is larger than was at first supposed. The best land will usually be found in the valleys between the ridges. Frequently these valleys are of large extent curving round the ridges, separating and uniting, forming good arable tracts of thousands of acres in extent, while the rocky land furnishes bush range for cattle and a base of supplies for building, fencing and fuel purposes. The constant succession of hill and vale and the sparkle of the water illuminating its own setting of many shaded green, viewed under a sky of Italian blue flecked here and there with the most wonderful clouds and lit up by a sun whose rays fall unimpeded through the singularly clear air, form a vision of entrancing loveliness. It is the world famed scenery of the Muskoka lakes produced over and over again but ever with new and surprising variation.

WATER EVERYWHERE.



No country could be more abundantly blessed than Nipissing in this respect. The water of the rivers and lakes is of crystal purity and almost uniformly soft. Frequently it is of a brownish tint, the consequent of its action as an almost perfect solvent, aided perhaps by the presence of a little iron, on the bark and roots of fallen trees. The coloration does not affect the pleasantness of the taste nor the perfection of the water for drinking purposes. Its softness renders it most valuable to all who are affected with rheumatic or kidney

troubles. As many of the thousands of summer visitors to Muskoka know, rheumatism commonly disappears within a few days after their arrival in Muskoka, to reappear as soon as they have returned to their hard water at home. And the soft water appears also to have a permanently beneficial effect on many obstinate cases of constipation and diarrhoea. Almost everywhere are to be found springs apparently ice cold, but which never freeze up, maintaining the same temperature all the year round.

CHEAP FUEL AND BUILDING MATERIAL.

The possession of cheap building material is a boon beyond price to the settler. It more than offsets the cost of clearing the land. Whereas on the prairies the settler must be prepared to pay out in cash several hundred dollars for lumber for house, outbuildings, barn, stable and some fencing, in the forest he can build for himself structures more convenient and efficient and infinitely more comfortable at a cash outlay quite insignificant in comparison. Especially is this the case with relation to buildings for housing live stock. It is not an inaccurate statement that the cost of the buildings necessary to shelter cattle on the western prairies is almost equal to the value of all the cattle they will hold. Again, the woodland settler has an immense advantage in not having to pay out cash for fuel. In the western States, it is not uncommon for a farmer to have to lay out \$100 or more for his year's fuel. Even in Ontario, in the older settled parts, there are many farmers on whom the cash outlay for fuel is one of the most serious demands. But in our newer districts, the farmer who chooses to profit by the experience of the older countries, and to lay out his farm properly, need have no apprehension that fuel will be scarce in his day or that of his children. The ridges and the poor land should never be cleared at all, but maintained as a pasture and fuel reserve, from which only those trees should be removed which have attained their growth and are about to be set aside by nature in the ordinary course.

AS A DAIRY COUNTRY.

Nipissing possesses advantages that are absolutely unrivalled as the scene for dairying operations. While, on account of the broken character of the country, the locations for large cheese factories and creameries may be few, yet there are undoubtedly some places where the milk of a sufficient number of cows can be got together to render possible the establishment of enterprises of the largest kind. But particularly where this district will shine will be in those gilt-edged articles of dairy produce which are not necessarily made on a large scale. Given a country where miasmatic exhalations are unknown: where the water is abundant, pure, free from mineral contamination and of unvarying quality the year round: where the grasses are juicy, sweet and fragrant and the forest full of aromatic leaves and herbs; where the cattle are as a rule exempt from all ailments except those consequent upon accidents occurring in the bush and upon such troubles as may be brought on by careless exposure, or its opposite, too little ventilation; where feeding is necessary not for a longer but for a shorter period than at the front: where ice can be had for hauling and stored in buildings costing practically nothing: where transportation to market is easy and cheap: where a home market right at the settler's door will consume his entire supply for years to come: there is no reason why our northern butter and cheese makers would not soon establish for themselves a reputation that would enable their makers practically to dictate their own prices.

AS A STOCK COUNTRY.

The prime requisites for profitable stock-raising are: Cheap land, good water, cheap transportation, cheap building material, cheap food, a healthy country and a mild climate. Nipissing possesses all these to a remarkable degree. The land can be had for free grants; also for settlement duties and for twenty and fifty cents an acre additional. The excellence of the water and the abundance of building material have been spoken of elsewhere. As to transportation there is no reason why the resident of Nipissing should pay appreciably more than is charged to the farmer west of Toronto. In fact the probability is that with the opening up of the water route now under contemplation, The Montreal, Ottawa and Georgian Bay Canal the farmer of Nipissing will eventually get his stuff to the markets of the world cheaper than his western competitor will.

CATTLE.

The breed of cattle best suited for the settler in his early days is the Devon, which is hardy, light, active, early to mature, furnishes an excellent quality of beef, and is tractable and intelligent. The last named qualities are important, inasmuch as the settler being often poor is compelled to rely much on the labor of working oxen and Devons make the best. Well trained oxen are easily and cheaply bought throughout the district. Not only do many of the settlers make a business of breeding and training them, but there are constantly yokes of oxen for sale by settlers who have become rich enough to purchase horses, have ceased to rely upon the slower and cheaper animals.

In these days, however, horseflesh is phenomenally cheap—cheaper in some places pound for pound than oxen; a condition which is quite unnatural and cannot last. The probability is that oxen will continue to be used in Northern Ontario just as they still are used in New England, and that therefore the Devon will continue to be a most desirable breed. Where dairying is the specialty the Ayrshires are doubtless more profitable, and in particularly rich spots, the Short-horns, Herefords, and Jerseys can be made to develop their peculiarities to perfection. In fact exhibitors from the free grant countries frequently capture some of the best prizes at the principal exhibitions in the Province.

SHEEP.

The extreme excellence of the mutton in the Muskoka and Parry Sound countries and in the Manitoulines and other parts of Algoma, is a matter of surprise and satisfaction to the visitor. Canadians and foreigners say there is nothing to compare with it elsewhere, even the famous Welsh and Cheviot products being held to be distinctly inferior in flavor. An immense business lies ready to the hand of the genius who will organize the production and placing on the markets of the large American and Canadian cities of a regular supply of Northern Ontario mutton and lambs, guaranteed to be such and charged for accordingly. The sheep is by nature exactly adapted to Northern Ontario, the larger breeds of Downs succeeding best. They thrive admirably, picking up a living for themselves and even getting fat on the poorest of land, and needing but little care and attention, except during the breeding season.

HOGS.

Within the last few years there has been a great change in the views of the Ontario farmer as to hogs. Whereas a few years ago he was inclined to abandon hog-raising to the Western States, and it was a common thing to find Chicago pork all the year round on the Ontario farmer's table, now it is seen that the Western States cannot compete with us in raising small, quick maturing, not overfat animals, to be turned over to the packers at 100 or 120 pounds. Canadian bacon and hams from such animals have already made such a mark on foreign markets that the future of this business is assured. The product of corn-fed animals cannot enter into competition with us, and the market is one that can hardly be glutted. The farmers of Northern Ontario have great advantages in this business. The breeding sows will be easily sheltered and fed, the young pigs will pick up a great part of their own living almost from the start, and in the fall and early winter, after a few weeks of pea and barley feeding, will be brought to the knife in splendid condition for the packer. It is possible that the lumber camps will continue to import the thick, heavy product of the Western States, and that Northern Ontario will never be able to compete with that on even terms. Why attempt to compete with it when a better and higher priced article can be easily produced?

CEREALS, GRASSES AND VEGETABLES.

No one tract of country will grow every crop valuable to man. Each grass and each grain has its favorite habitat wherein it grows to its greatest perfection. The belt of latitude comprising North Bay and surrounding townships will grow to perfection as great a number of the grasses and grains as can be grown anywhere. Timothy and red-top succeed admirably, especially the former. White clover is natural to the soil, coming in of its own accord along the roadside and in the pastures everywhere. Red clover yields prodigious crops. Potatoes in this soil so rich in potash gives enormous yields of a quality that cannot be surpassed. Root crops are of such uniform excellence and certainty as to put the district's future for stock-raising beyond all doubt. Corn yields profitably as a forage plant and with care and attention can be ripened, but not so cheaply as to compete with land further south. Wheat of superb quality, both winter and spring and with a yield equal to any part of the Province can be grown here. The barley almost equals that of the Lake Ontario counties in brightness and often exceeds it in yield. The oats are heavier in the head, cleaner from rust and brighter in the straw than the oats of the southern counties, and yields of fifty bushels to the acre are not uncommon. Peas flourish exceedingly, the straw being abundant and clean, and the peas large bright, large, sound and free from weevil. From thirty to thirty-five bushels to the acre is a frequent crop. Buckwheat succeeds well; so do beans as a garden crop.

WILD FRUIT.

Raspberries grow freely around the edges of the clearings, along fences and roads, in any waste places and after fires. The yield of this fruit is incredibly great. Blueberries and huckleberries of several kinds grow on the rocky shores of the lakes, and occasionally in swamps and old beaver meadows. Cranberries are found in the marshes, and will always bring a good price. Another species

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First Annual Exhibition of the Widdifield Agricultural and Arts Association held in Lakeview Park, North Bay, 1894.

called the high bush cranberry is a very palatable fruit, but does not occur in sufficient quantity to make it commercially valuable. Blackberries and dewberries occur in great quantities. Strawberries are scattered almost everywhere in the open parts. Wild cherries, plums, currants, gooseberries, and in sunny, sheltered spots wild grapes grow luxuriantly. There are many other kinds of edible wild fruit which have no familiar names.

COUNTRIES INCLUDED IN 40 TO 45 DEGREES BELT OF LATITUDE.

In the New World, as well as in the Old, the grains and grasses attain their best development between latitudes 40 and 55. These latitudes include:

OLD WORLD.

Part of Spain.
France.
Germany.
Switzerland.
Netherlands.
Austria.
Denmark.
Russia.
Great Britain, most of, and the influence of the Gulf Stream so modifies the climate of the northern part of Great Britain and of the Scandinavian countries as to make their productions similar to those of countries further south.

NEW WORLD.

In the New World nineteen-twentieths of the lands that can be profitably cultivated between the 40th and 55th parallels of latitude are in Canada. Nearly all of that part of this land which is in the United States is either, as in the west, affected with summer drouths, or, as in the south, has too high a summer temperature to favor the productions of the temperate zone.

All the district treated in this pamphlet is situated between the 46th and 47th degrees of north latitude. The facts given below prove that all the principal crops of the temperate zone can be grown successfully some hundreds of miles—even more than a thousand miles north of Nipissing.

Barley, with various cereals, fruit, etc., grows at Fort Yukon, Alaska, nearly 1,400 miles north of North Bay; at Fort Simpson, a distance of 1,000 miles, wheat, barley, potatoes, turnips, onions, lettuce,—wheat sometimes succeeds: at Fort Chipewyan, Lake Athabaska, 850 miles away, wheat weighing 68 to 69 pounds to the bushel was produced and won first prize at the Philadelphia Centennial Exhibition; and at Edmonton about 500 miles further north than Nipissing Red Fife and Club wheat, besides other grain and a variety of vegetables, are grown successfully.

It will give the above figures more significance when it is pointed out that North Bay is only 200 miles from the latitude of Toronto.

As far as latitude is concerned, Nipissing is in that belt of the world which has ever been the most famous for the production of grasses, vegetables, fruits, cereals and—men.

FOREST PRODUCTIONS.

A dense forest growth covers the whole of the land in the district. The general character of it is—in the low-lying parts, cedar, black and white spruce, tamarac, alder; in the drier parts of the valleys and wherever there is depth enough of soil, a mixed growth of white and red pine, black and white spruce, hemlock, red and white oak, maple of several species, white, yellow and black birch, ash, basswood, elm, beech, poplar, aspen, etc. The ridges are usually crowned with a majestic growth of pines, but where this has been interfered with by fire or other cause, it has been usually succeeded by poplars and white birch.

The cutting and bringing to market of these woods employ a great number of men. The work is rough and laborious, but well paid. Although at the present time lumbering operations are somewhat less extended than usual, owing to the stagnation of business general throughout the world, the prospects for employment in the lumbering industries will no doubt brighten as the year 1898 approaches.

PINE AND OTHER TIMBER ON FREE GRANT LANDS

The pine is not sold to the free grant settler, but the settler has the privilege of cutting pine in the course of clearing, also for building purposes and fencing upon his lot. If he sells any of the pine cut in the course of clearing, he must pay timber dues upon it. On the issue of the patent, the title to the pine remains in the Crown, but the patentee is entitled to receive one-third of the timber dues paid by the licensee on pine cut on the patentee's lot after the 30th of April next following the issue of the patent.

On the 30th of April next following the location of any lot, the right of the timber licensee to cut any timber other than pine on the settler's lot ceases.

PINE AND OTHER TIMBER ON LANDS SOLD.

The purchasers of land under the twenty cents an acre and fifty cents an acre regulations take the land subject to any timber license covering the land at the time of sale or granted within three years from the date of such sale. But the purchaser may cut pine for building, fencing and fuel, and may dispose of pine required to be removed in clearing, but on such pine sold he must pay timber dues. The pine trees remaining on the land at the time the patent issues will pass to the patentee.

On the 30th of April next following the sale of any lot, the right of the timber licensee to cut timber other than pine on the settler's lot ceases.

NEW FOREST INDUSTRIES.

Within the last few years there has been a great change, immensely advantageous to the settler, in the value of the woods other than pine. For instance, the pulp and wood trade is assuming great proportions. For this purpose, spruce and poplar, which may be said to be the prevailing kinds in the district, and of which the quantity standing is simply unimaginable, have now a ready market, and the settler can almost always find steady work in cutting and hauling these woods to the railways where a fair price is paid for them. From \$2 to \$2.50 per cord, loaded on the railway cars, is the prevailing price at the present time.

Another industry that has expanded rapidly in the last few years is the getting out of hardwood, the use of which for flooring and finishing may be said to be becoming general. The consumption has increased enormously during the past few years, and as is often the case when production takes place on a large scale, the price to the consumer has gone down considerably, while the price to the first producer has gone up. In the early days of the settlement of Ontario, hardwood that would now be worth the farms it was on many times over, was burned up to get rid of it, or for the sake of the few miserable cents that could be had for the potash leached from the ashes. Even in the settlement of the Muskoka country which dates back but 25 or 30 years, the hardwood had to be burned to get rid of it. Now the settlers are getting from \$6.50 to \$8 per thousand feet for hardwood logs delivered at the local saw mills, a price which pays them handsomely to work for. The Nipissing settler will not have to wait long before all his standing merchantable hardwood is as good to him as so much money in the bank.

THE PRINCIPAL FOREST TREES AND THEIR USES.

Besides white, red and pitch pine, Nipissing has the following:—

Black birch, often reaching three feet in diameter; grows in clumps, reducing the cost of handling to a minimum. Used as a substitute for cherry, which, when stained, it closely resembles. White birch, a large, straight growing tree, frequently furnishing in a single sheet enough bark for a good sized canoe.

White cedar, very common and grows to a large size. Its wood is soft, light, fine-grained and easily worked. Splits easily to almost any thinness. Indians use it for lining bark canoes. It is the most durable of northern woods, standing exposure in the most trying situations. Indoors it is almost imperishable. The consumption is so enormous for fence posts, building posts, sidewalks, railway ties, telegraph poles, paving blocks, small boat building and other purposes that the value of it in the bush is sure to increase rapidly.

Balsam fir or balsam spruce. Very straight trunk. Very useful to the settler, but has no great commercial value.

Hemlock. A tree of great and increasing value. Its bark, for tanning purposes, is worth from \$3 to \$3.50 per cord. Its wood is of poor quality, but is superior to pine where strength is wanted and weight is not an objection. Makes excellent bridge timber, and its cheapness compared with pine brings it into use for the covering of roofs, barns, rough flooring, etc.

Spruce, black and white. Very abundant, increasing as we go north. Strong, light and elastic. Nothing superior for masts and spars. Within the last few years it has come into paper-making. It is probable that the paper on which this is printed is composed of at least 85 per cent. of spruce or poplar pulp. The pulp-wood industry has lately assumed great dimensions.

Poplar. The commonest tree and one of the most valuable for pulp wood.

Tamarac. The one native coniferous tree which sheds its leaves in the fall. Attains great size, its straight, slender trunk rendering it useful for many purposes. Its wood is light-colored, strong, durable and close-grained, and has the property of not splitting, so that it is much used for mauls, beetles, etc. Makes good ship knees, railway ties, ship timber, while for joists and rafters it is unexcelled.

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Beech. Used for lasts, tool handles, agricultural implements, planes, mallets etc. As this tree is becoming scarcer in the south the factories will have to resort to the abundant supplies in the north for material.

White oak. Has many uses, its wood being well suited for implements, carriages, sleighs and cooperage. Its grain is straight, and the wood light-colored strong, elastic and very durable. The red oak is more generally diffused throughout the district, but is not as good as the white, the quality varying according to locality.

The maple in the district surrounding North Bay is not what might be termed of first-class quality, generally speaking. Some of it is hollow, especially if the trees have attained any considerable size. The smaller trees, are, however, of good quality, and make excellent fuel. For heavy furniture, carriages, railway cars, etc., it is excellent. The sap is boiled down into syrup and sugar, for which a good price can always be obtained for any that can be warranted genuine.

The elm is one of the handsomest of Canadian trees. Grown in the forest it is one of the tallest, with a straight stem and an umbrella top. It prefers low, humid soil. Its wood is tough, resists the wedge, is not so strong as oak and less elastic than ash. It has many uses, and is especially valuable for piling or wharf-building. The white or swamp elm reaches a height of 70 to 80 feet, and a diameter of 6 to 8 feet. The slippery or red elm is a smaller tree found along streams. Its wood is hard, red, and very tough. Rock elm is a large tree. Its wood has fine grain and is heavy and susceptible of a good polish. It is largely used in making wagons, wheels, agricultural implements, and heavy furniture.

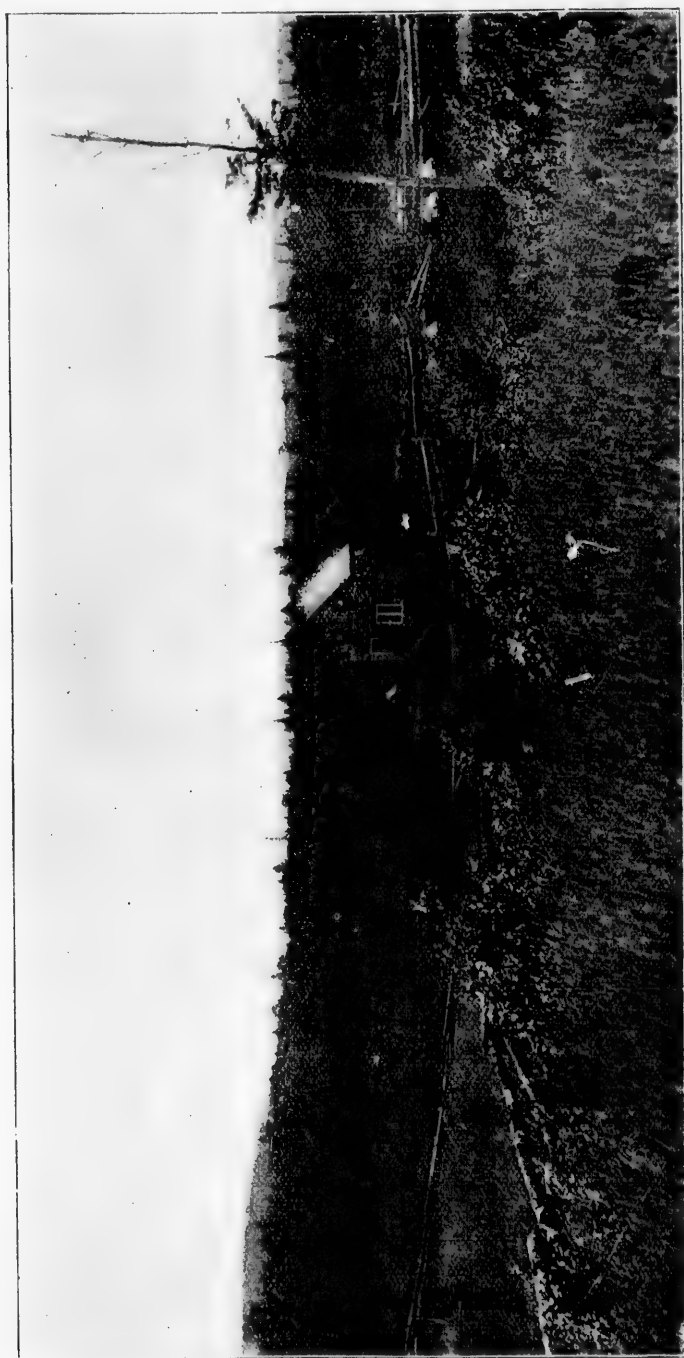
Basswood is now being taken out in considerable quantities. The wood is light, tough, durable and easily worked. It possesses the quality of not warping. It is used for piano sounding boards, refrigerators, carriage panels and chair seats; by carvers, turners, woodenware workers and for any purpose where lightness is required.

The white ash is another of the northern trees that yield valuable timber. The wood is light, tough, elastic, very strong and easy separable into thin layers. Used largely in basket making, cabinet work, farm implements, heavy oars barrel staves and hoops.

All of the above trees possess considerable commercial value. Having in view the rise that is taking place in their value and the increasing scarcity nearer the manufacturing centres, it will be folly for the Canadian to burn up any more standing logs for the sake of getting rid of them.

PRESERVATION OF FORESTS FROM FIRE.

The Provincial Legislature has taken steps to prevent for the future the waste of our forest resources by fire. No one must set a fire in the woods between 1st April and 1st November, except for the purpose of clearing land, cooking, obtaining warmth, or some industrial purpose. Everyone setting a fire for the purpose of clearing land is to take every reasonable care that the fire shall not extend into the bush. Everyone setting a fire for any other purpose is to select a place in the neighborhood in which there is the smallest quantity of vegetable matter, or of resinous trees: to clear the place of all loose vegetable matter for a radius of ten feet from the fire; and to exercise due care to prevent the fire from spreading. Any person who drops a lighted match or burning



Farm of Robert Hunter, Con. 1, Lot 9, Widdifield, 40 acres cleared.

tobacco ashes, or discharges any firearm, must extinguish the fire caused by these substances before he leaves the spot. Any infringement of the above provisions subjects the offender to a penalty of \$50 and costs, or three months' imprisonment.

Township councils may pass by-laws that whenever the woods are on fire in any township, the fire-guardians, fence-viewers, overseers of highways or path-masters may call out the persons liable for the performance of statute labor to assist in quelling the fire. Every day's work done in attempting to quell fire shall count as one day of next season's road work. Persons liable for statute labor and refusing to turn out for the quelling of fire, are liable to a fine of \$20 and costs, or imprisonment for twenty-one days.

LAKES AND RIVERS.

Lake Nipissing, on the shore of which North Bay is built, is a fine body of water 40 miles long by about 18 wide, and receives the drainage of a large area which is poured into it from the north by the Sturgeon River, Veuve, Duchesnay, La Vase, etc., and on the south by the South River. The outlet of this lake is by a perfect maze of channels known as the French River.

Trout Lake, lying about three miles east of North Bay, is much thought of by tourists, many of whom visit it yearly from the Eastern States. Many of the residents of North Bay have summer cottages on its shores. It is very picturesque, and forms the head waters of the Mattawan River, flowing east and merging into the Ottawa River at the Town of Mattawa.

The Mattawan River drains the townships of Phelps, Bonfield, Ferris and Widdifield.

Throughout the townships particularly referred to in this pamphlet there are many smaller lakes teeming with fish of different sorts, while creeks and small streams are to be met with on every side. It would probably be a hard matter to find a single hundred acres without a stream of some size running through it.

CHARACTER OF THE PEOPLE.

The district is being settled with a quiet, orderly and religious population. About one-third of the population is made up of French-Canadians, the other half being of English, Scotch or Irish descent. Whereas on the other side of the line rowdies seem to gravitate naturally to the frontier settlements, with us there has always been in our remotest backwoods a God-fearing and law-abiding sentiment that has made life and property as safe as anywhere in the civilized world. The district is well supplied with churches and schools.

As far as religious or educational advantages are concerned no one need hesitate to take up his habitation in this new district. The educational system of Ontario is known all over the world for its thoroughness and progressiveness. At no point is it more completely adapted to its environment than in its application to the newer districts of the Province. No sooner has the settler gone in than the teacher follows him. As soon as a handful of children can be gathered the school is opened. When a municipality has been formed it is the duty of the township council to divide the township into school sections, so formed that no

part of a section shall be more than three miles in a direct line from the school-house. Township councils are required to provide \$100 per annum for each school section by assessment over the whole township.

The Legislative Assembly annually makes a grant in aid of the cost of education, which grant is apportioned according to population.

PARTIALLY CLEARED FARMS FOR SALE.

As in all new countries, there are in Nipissing many settlers who prefer the rough work of pioneering to the humdrum business of farming. These people make a practice of taking up land, clearing a few acres, putting up a small house and necessary buildings, then selling out to some new comer and starting again in a new place. This is an arrangement equally advantageous to all parties. Persons having a little means can avail themselves of an opportunity to purchase a partly cleared location. They should take care, of course, that the location is a suitable one and also that the seller has a title to that which he proposes to sell. And very great care should be taken that the location is not one which the seller wishes to abandon because he has discovered that he made a mistake in selecting it.

HOW TO REACH NORTH BAY, AND THE COST.

From Montreal, by C. P. R., 364 miles, railway fare ..	\$8 65
" Ottawa, " 244 " " ..	5 90
" Toronto, by G. T. R., 227 " " ..	6 85
" Hamilton, " 259 " " ..	6 85

FREIGHT RATES ON SETTLERS' EFFECTS, CAR LOADS.

From Montreal, \$60; Ottawa, \$50; Toronto or Hamilton, \$42. Settlers have the privilege of including in the car load live stock to the number of ten; minimum weight per car load, ten tons.

By applying to the nearest railway station agent, the intending settler can readily obtain the passenger and freight rates to either of these central points which, by adding to the figures given above will give him the net cost of reaching North Bay, the commercial centre of Nipissing. From North Bay he will branch out in the desired direction, over good roads, to the portion of the land upon which he proposes to locate.

WHEN TO COME.

Persons intending to locate in any of these townships should come during the next three months—September, October and November—when the country may be seen at its best, land examined, travelled and located. According to his views and means he can then determine when to come fully equipped for the clearing up of his land. If he has the wherewith to carry him through the winter, it is advisable to locate in the autumn. September, October and November are cool, clear months, free of snow. Clearing operations can be conducted without embarrassment from snow until close on to Christmas. The pine and birch logs can be drawn to the mill as soon as the snow roads are formed, cordwood may be piled beyond the danger of fire, log heaps built and preparations for spring may be carried on throughout the winter months. It is of the greatest

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value to the settler to adhere to improving his farm, and contribute by personal attendance and labor to the preparations for spring, knowing that the return the farm gives from developing its resources is more remunerative than any other employment the farmer may give his attention to. The reason settlers do not often succeed better than they do is that they are prone to give part of their time to undertakings that remove them part of the time from their clearing, and thus it is that at the close of a season some farms clearly show that their owners have not been developing all their time and labor upon them, and that advancement has been retarded owing to this division of attention and interest.

To visit the Nipissing district is not a very big undertaking, and no one should hesitate on account of distance. It is in fact only nine hours' ride from Toronto, so that the district may be said to be at your very doors. What a contrast with the times still fresh in the minds of middle aged men when the then backwoods of Upper Canada, say 50 miles from Toronto, could only be reached from the ocean by weeks of slow and laborious travel.

NIPISSING AND JAMES' BAY RAILWAY.

There is every reason to believe that this important road will be started from North Bay before the first of July, 1898, and it will have an immense effect on the condition of the settlers in the townships surrounding North Bay. During its construction there will be work for hundreds of men and teams, and the utmost resources of the settlers will be taxed to provide the necessaries of life for the men and horses to be engaged upon the work. The road will open up a valuable territory which will be tributary to North Bay and the south. It is the ultimate object to continue this road to James' Bay, a distance of 350 miles, putting the Province of Ontario in contact with the rich fisheries and the whaling and sealing industries of Hudson's Bay. Coal and iron deposits are known to exist, and porcelain clay of the finest quality is found. In short, an explorer says: "I have no hesitation in saying that the James' Bay district is the richest mineral region in the Dominion, perhaps on the continent." Probably he had not then heard of the now famous Klondyke region in Alaska, but his words may be taken as an indication of the richness to be expected in the country north of the town of North Bay, from which the new road will be projected.

FISH, GAME AND WILD ANIMALS—GAME AND FISHERY LAWS.

There is no easier accessible part of the world where better sport with the rod or gun can be obtained. The virgin waters teem with fish of all kinds, salmon trout, speckled or brook trout, gray trout, lake trout, river trout, black bass, rock bass, green bass, sturgeon, muskionge, pike of several kinds, and pickerel. Nearly all the different kinds of fish take the fly or bait or trawl freely.

Chief among the wild animals is the moose, the killing of which is prohibited by Government. The caribou, wapiti or reindeer is common. Black bears are quite numerous in the unsettled parts, but as a rule they keep out of the way of man. The meat is excellent, having a taste somewhat between pork and beef, and according to the testimony of those who have to undergo great exertions, is the strongest and heartiest food a man can eat.

Wolves are never seen in the district except in the remote parts. A bounty of \$10 a head is paid for every wolf destroyed.

Beaver are still to be found, also red, black, and silver-grey fox, mink, fisher, marten, otter and other fur-bearing animals. No beaver, fisher otter is to be killed until 1st Nov., 1897.

Among the birds are several species of wild geese and swans, many of ducks, teal, rail, loons, divers, crane, woodcock, snipe, bitterns, herons, plovers, partridge, or grouse: hawks, ravens, crows and eagles, and a multitude of migrating birds which render the woods beautiful and lively from snow time to snow time. Among these are several species of humming birds, the scarlet tanager, the oriole, the bluebird, several kinds of blackbirds, the robin or thrush, the kingfisher, swallow, indigo bird, many kinds of woodpeckers, the goldfinch, the jays, titmouse and many others.

No deer, elk, moose, caribou, partridge, quail, woodcock, snipe, ducks or any other game bird shall at any time be hunted or killed for the purpose of exporting the same out of Ontario. No person shall in any year take out more than two deer, elk, moose, reindeer or caribou, except that Indians and settlers in the unorganized districts may kill for their own immediate use and for food only. Hunting deer by crusting or while they are yarding is forbidden.

AVERAGE YIELD OF PRODUCTS PER ACRE.

Fall wheat 22.4 bushels, spring wheat 15.9, barley 21.7, oats 29.9, rye 15.7, peas 23.4, corn, 42.3, buckwheat 18.2, beans 16.7, potatoes 114.5, mangel wurtzels 386 carrots 263, turnips 302; corn, for fodder, 8.55 tons; hay and clover 1.69.

VALUE PER HEAD OF LIVE STOCK SOLD OR KILLED IN 1896.

Horses sold.....	\$70 00	per head.
Cattle sold or killed.....	25 00	"
Sheep ".....	6 00	"
Hogs ".....	5 75	per 100 lbs.
Chickens ".....	35	per pair.
Turkeys ".....	8	per lb.
Geese ".....	6	"
Ducks ".....	50	per pair.

APPLES AND GRAPES FOR THE NORTHERN DISTRICTS.

The Ontario Fruit Growers' Association recommend the following varieties as most desirable for planting in the Nipissing district:

- APPLES**—*Summer*, Duchess of Oldenburg and Yellow Transparent.
Autumn, Alexander, Colvert, St. Lawrence, Red Bietigheimer.
Winter, Pewaukee, Golden Russet, Scott's Winter, LaRue, Wealthy.
- GRAPES**—*Black*, Worden, Moore's Early, Champion.
Red, Delaware, Lindley, Wyoming Red.
White, Jessica, Moore's Diamond, Lady.

Apples of the above mentioned varieties and others can be grown successfully. Our long warm days and cool, dewy nights develop all the beauty of form and colouring possible, and there is room for the product of many orchards in the district to supply the local demand at good prices, and no man need be afraid of the venture who will make a judicious selection of varieties.

The much abused Champion grape grows to perfection. Our soil seems almost to change the variety, the skin gets thin, the pulp juicy, sweet and sprightly. All the early Rogers, Concord, Jessica and Brighton ripen well in the open air.

Currants and gooseberries grow here to great perfection, and on our warm soil mildew is unknown except in some damp and shady nook.

Strawberries need little or no protection in winter, as the snow makes a more effective protection than any other. For home use the Manchester, Bubach and Jessie are all that is desired.

Raspberries, blueberries and blackberries of the best quality grow wild and can be had for the picking.

LAND TITLES—TORRENS SYSTEM.

All patents issued since 1887 have been entered in the Land Titles Office, and as to patents issued before that time the land can, at the option of the owner, be put under the Land Titles Act, or Torrens system, at any time. Under this system, dealing with land is very simple and expeditious, as each successive owner, on registration, acquires an estate in fee simple, and the laborious and costly investigation of the titles of preceding owners is dispensed with.

FREE GRANTS AND HOMESTEADS.

Persons desirous of taking advantage of the Free Grants Act must apply to the Crown Land Agent for the district in which they intend to settle. The agent will give them information as to what land is open for settlement and will furnish them with printed forms of affidavits which are necessary to be made by the applicant.

On being properly located by a Crown Lands Agent and on performance of settlement duties, a single man over eighteen, or a married man without children under eighteen residing with him, or the female head of a family having children under eighteen residing with her is entitled to a free grant of 100 acres. If the 100 acres selected consists of a considerable portion of rock, swamp or waste land, the Commissioner of Crown Lands may make an allowance for such waste land and may increase the quantity of land located to any number of acres not exceeding 200 acres. The male head of a family, having a child or children under eighteen residing with him may be located for 200 as a free grant. And such male head of a family is permitted to purchase another 100 acres for 50 cents an acre, cash.

Upon being located, the locatee may enter and improve his land and he is required to do so within one month.

Settlement duties as follows must be performed by all locaters and purchasers:

(1) *At least fifteen acres to be cleared and had under cultivation, of which two acres at least are to be cleared and cultivated annually during the five years.*

(2) *To have built a habitable house, at least 16 to 20 feet in size.*

(3) *And to have resided actually and continuously upon and cultivated the land for five years after location and thence to the issue of the patent.*



The Howatt Farm, Lot 10, Con. 2, Widdfield T., 60 acres cleared.

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The locatee, however, may be absent from the land on business or at work for not more than six months in any one year.

Where the locatee owns two lots the improvements may be made on either or both.

A locatee purchasing an additional 100 must within five years clear fifteen acres and cultivate the same. If the lot is adjacent to the lot on which he resides the patent may issue for the purchased lot at the expiration of the time required by law, provided he has 30 acres cleared upon his homestead.

The pine trees and mineral are not sold to the free grant settler, but the settler has the privilege of cutting pine in the course of clearing, also for building purposes and fencing upon his lot. If he sells any of the pine cut in the course of clearing, he must pay timber dues upon it. On the issue of the patent, the title to the pine remains in the Crown, but the patentee is entitled to receive one-third of the timber dues paid by the licensee on pine cut on the patentee's lot after the 30th April next following the issue of the patent. On the 30th April next following location of any lot, the right of the timber licensee to cut any timber other than pine on the settler's lot ceases.

(For an abstract of the law concerning pine and other timber on lands purchased at 20 cents and 50 cents per acre, see on former page under the heading "Forest Productions.")

Holders of timber licenses have the right to haul timber over the uncleared portion of any land located or sold, to make roads for that purpose, to use all slides, portages and roads and to have free access to all streams and lakes.

The Crown reserves the right to construct on any land located or sold, any colonization road or any deviation from the Government allowance for road, and to take without compensation any timber, gravel or other material required for such road.

Before the issue of a patent, any assignment or mortgage of a homestead is invalid. This does not apply to devise by will nor to transfer of land for church, cemetery or school purposes or the right of way of railroads.

After the issue of the patent and within twenty years from location, any conveyance, mortgage or alienation by a locatee will be invalid unless it be by deed in which his wife is one of the grantors. But if the wife is a lunatic, or living apart from her husband for two years, under such circumstances as disentitle her to alimony, or if the wife has not been heard of for seven years, a Judge of the High Court may order that her concurrence be dispensed with.

The land is not liable for debts created before the issue of the patent.

The land while owned by the locatee, his widow, heirs, or devisees is exempt for twenty years after location for liability of debts except debts secured by mortgage made after the issue of the patent, and except from sale for taxes.

When a locatee dies, whether before or after issue of patent, leaving a widow, she is entitled to take the land during her widowhood unless she prefers to take her dower instead.

The townships opened for settlement under the Free Grants Act in the district treated in this pamphlet are as follows:

Chisholm Agent, J. S. Scarlett, Powassan.

Bonfield, Ferris Agent, B. J. Gilligan, Mattawa.

Mulock, Merrick, Phelps and Blyth Unopened lands.

FOR SALE AT FIFTY CENTS AN ACRE AND SETTLEMENT DUTIES.

WiddifieldAgent, J. D. Cockburn, Sturgeon Falls.

The lands in the Township of Widdifield are now for sale at 50 cents an acre, one-half cash and the balance in two years, with interest at six per cent. per annum, subject to the conditions of (1) actual residence on the land purchased for four years from date of purchase; (2) clearing and putting under cultivation ten acres for every hundred purchased; (3) building a habitable house 16 x 20 feet at least. Pine trees are reserved from such sales until the 30th April next following the issue of the patents.

The following particulars referring to the soil and characteristics of the different townships treated in this pamphlet are mainly taken from the reports of the surveyors who laid out the townships, supplemented by additional information respecting the development of them up to the present time.

TOWNSHIP OF WIDDIFIELD.

The greater part of this township is hardwood land, having a fair loamy soil. The northwesterly part is very level, with numerous swamps, and the eastern portion is hilly. The soil generally is a rich loam, but is in many places sandy and stony. The northeasterly part is high and rocky. The timber is birch, maple, ironwood, basswood, balsam, hemlock, beech, cedar and tamarac, with a fair scattering of pine. The township is well watered. Trout lake, forming the southern boundary, is a fine sheet of clear water, famous for fish and many islands. The north shore of the lake is hilly.

The lots are 320 acres. Fully two-thirds of the entire township is fit for settlement. Area of township 68,840 acres.

North Bay, the district town, is situated in the southern part of the township.

The township is traversed in a northerly direction by a government highway, which extends through the township and on northward to lake Temiscamingue, sixty-eight miles distant. From this several roads branch in various directions so that the township has within its boundaries at the present time forty-five miles of good roads, beside a number of roads in a course of development. One thousand and two hundred dollars is being expended by the Government this year on the roads in different parts of the township. Homesteads have been taken up by 263 actual settlers who have located in various directions, some as far as ten miles from North Bay. There has been a disposition displayed of two, three or more families locating in a certain part, attributable to influences of a social or family nature, so that we have the Bailey settlement, Lounsbury's, Hills' Corners, the French settlement, Jessup's, etc.

TOWNSHIP OF FERRIS.

This township is situated on the east shore of lake Nipissing. The Wistawasing river drains its southern part and the La Vase the north, both flowing into lake Nipissing. Lake Nosbonsing occupies the eastern part, a fine sheet of water well stocked with fish, and flowing into the Mattawan. The C. P. R. crosses the township from east to west, and is joined at Nipissing Junction by the G. T. R.

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To the north of and around Lake Nosbonsing the land is good clay loam. Some very fine clay flats exist in the southern part of the township. Towards Trout lake a rocky area comes in. The portion between Trout lake and Lake Nipissing is an alternation of rocky ridges and tamarac swamps, with occasional patches of good land with mixed timber.

The lots are 100 acres. Open for location under the Free Grants Act. Area of township about 50,000 acres.

TOWNSHIP OF BONFIELD.

About seventy per cent. of this township is good agricultural land, the best being between concession lines three and four and the Kaibuskong river, the soil being clay loam. The greater portion of the tract is already taken up. About five thousand acres in the southeast part have already been burned, over this a dense growth of poplar, cherry, etc., is growing up. To the north of this and south of concession lines six and seven the timber is birch, maple, hemlock and pine. The balance of the township has been several times overrun by fire, leaving only a few patches of green wood, the burned portions being covered with birch, poplar, cherry, etc.

The township is well watered by numerous springs and small streams, the Kaibuskong and the Mattawan rivers being the principal streams. The principal lakes are Nosbonsing, Turtle, Pine and Talon. The general face of the country is undulating.

The lots are for 100 acres each. Area of township about fifty thousand acres. Open for settlement under the Free Grants Act.

TOWNSHIP OF CHISHOLM.

This township lies directly south of Ferris Township, and is now pretty well settled, although there are still a large number of excellent lots open for settlement. Several good roads run through the township. The land is of good quality, with the usual kinds of timber. The pine has all been cut off by lumbermen. This is one of the best townships in the Nipissing district. The settlers there are mainly fairly well situated, many of them having savings bank accounts.

The lots are of 100 acres each. Area of township about 55,050 acres. Open for settlement under the Free Grants Act.

TOWNSHIP OF PHELPS, MULOCK, MERRICK AND BLYTH.

These townships, containing respectively 48,000, 23,500, 23,040 and 24,000 acres, adjoin Widdifield township on the east and north, and are said to be equal to Widdifield in quality of soil and adaptability to mixed farming. They are not, however, on the market for settlement, owing to the valuable pine forests lying in them as yet untouched by the lumbermen. The townships will eventually be opened for settlement as soon as the pine is taken off, and will form additional fields for settlers who wish to locate within a reasonable distance from the town of North Bay, which will be for the townships referred to in this work, at least, the commercial centre and market town for all time to come.

THE INDIAN RESERVE.

The Indian Reserve, adjoining the Township of Widdifield on the west, deserves a word or two just here. This contains upwards of 150 square miles of excellent land, for the most part, lying on either side of the C. P. R., with natural drainage to Lake Nipissing, and when opened for settlement will become one of the best farming districts in the Nipissing District. Negotiations have been in progress for some time back with the hope of inducing the band of Indians living thereon, (numbering 190 all told), to consent to have the Dominion Government administer the property for them, and while the Indian moves slowly, and may take another year or so to make up his mind, still within the next few years at the most the whole or part of the reserve will be open for settlement, and as in the case of the four townships last mentioned, be an addition to the territory from which North Bay will draw its trade and for which North Bay will be the market town.

WHAT THE SETTLERS SAY OF THE NIPISSING DISTRICT.

Mr. James Hunter says: "Came here several years ago from County of Bruce, Ont. Like the country well. Have always had good crops. No frost worth mentioning since I came. Without doubt it is just the place for men willing to work, and who want to make homes for themselves, and secure farms for their children."

R. Rankin, (Reeve of North Bay), says: "Came here from the County of Dufferin. Started to clear up my farm in the spring of 1895. Have now nearly 60 acres chopped and logged, of which 30 is in crop and 10 or 15 seeded down. Consider the land here as good for general farming as Dufferin County. For live stock it can't be beat. Have no hesitation in saying that any farmer who is willing to work can not do better than come to Nipissing."

J. T. Sache says: "Have been here for ten years. Have a clearing of 20 acres, all under cultivation. Am well satisfied."

Geo. N. Holmes says: "Came here from Prince Edward County. Cut down the first tree where my house now stands three years ago, and have now 16 acres in crop and hay. Everything grows well. The land is good and the climate unsurpassed. Am getting along well."

Mrs. Howatt says: "Have been in Widdifield six years, having come from County of Bruce. Have now about 40 acres under cultivation and am quite comfortable."

Thomas Kingston says: "Without doubt there is no better place for a man with a few hundred dollars than the unsettled lands in Widdifield township. There he can clear up a farm in a few years that will be very productive, and which will yield him handsome returns. The land is all right and the climate good. No better."

Wm. Overholt says: "I am surprised at so many hard-working honest men making their way to the North-west, when the farming land in the vicinity of North Bay can be favorably compared with any in the Dominion. I am

speaking especially of the Township of Widdifield, where I have been a settler for nearly three years. Most people who have not been through the township think there is no good farming land in it, but were they to take a look over the township they would not go further. The land is mostly clay loam, and will yield nearly double as much as in southern Ontario. My potatoes this year ('96) turned out about 31 bags to one planted; oats, 35 bushels per acre; peas, 24, and other things in proportion. This is an evidence that the land and other conditions necessary to make farming profitable are all that can be desired. This township is without doubt the place for a man with a small capital to settle, and furnish himself with a comfortable home."

Thos. McKelvey, who has been four years in Edmonton, Alberta, but formerly a resident of North Bay, in a recent interview by a North Bay *Times* reporter, said: While the commercial centres of the territories have shown considerable progress since I went out there, the growth of the Town of North Bay during my absence has been remarkable. Looking to the Townships of Widdifield and Ferris, I find that roads have been extended in different directions to an aggregate distance of ninety miles. A good class of farmers have come in from southern Ontario, and viewing the position of the farmer in the Nipissing District with those in Manitoba and the North-west, I consider the former has by all odds the best results from his labor. The climate in Nipissing is bracing. Stock thrive. Root crops yield abundantly. There is no finer locality in America to-day for a farmer with small means to settle in than in the neighborhood on North Bay."

Samuel Wilson, lot 13, concession 4, Widdifield, writes to the *Times* thus: "Settled in Parry Sound District nearly eighteen years ago. Went west in 1895 with intention to settle there, but was disappointed, and returned to take up farming in Widdifield Township. Before coming to Parry Sound District was farming in Huron and Bruce Counties. In Nipissing District have found just what I want. Lots of good land cheap; where all kinds of grain can be raised, and the best quality of roots and vegetables. There are good roads all through the township, and the best market for produce in Ontario. Spring and fall wheat grow very well, and as for oats have had as much as 90 bushels to the acre. The common crop, however, is 40 bushels. The country cannot be surpassed for hay and grass. There is fine hardwood timber, and the best of building and fence timber. The townships to the north (Mulock, Merriek and Blyth), are all good, and when the pine is taken off will become the homes of many industrious and prosperous farmers. Any man who wishes to obtain a good farm, cheap, and in a country of exceptionable advantages, let him come to the Township of Widdifield."

THE TOWN OF NORTH BAY.

North Bay dates its beginning from the construction of the Canadian Pacific Railway in 1884, and has had a gradual growth. At no time has property had a boom. It has prospects which, while as yet unrealized, are now more probable than at any time of the town's history. Business property which in 1884 sold at \$1.50 per foot frontage is worth to-day \$25, and residential lots which cost the original purchasers \$25 per one-fifth acre are now selling at from \$150 to \$200, according to location.

The population of the town is about 2,500, composed of French and English speaking people in the proportion of one to three.

SNAP

SHOTS

AROUND NORTH BAY



English Church



On Main St



NORTHAMPTON ST



Residence of J.H. Marshall



Residence of In. Golan, Mayor



BAPTIST CHURCH



G.A.G. BROWNING'S RESIDENCE



McINTOSH & MILL BLOCK



OUT IN WOODFIELD TR



AT FOUR MILE LAKE

The town site lies 20 feet above the level of Lake Nipissing, along the eastern shore of which it extends for a mile and a half, and from the lake northward one mile into the Township of Widdifield. The town is very prettily situated; no finer beach for bathing can be found on the continent; the lake in front provides amusement in fishing and boating throughout the summer months, and in winter affords accommodation for that more exhilarating of winter sports, skating.

A waterworks system costing \$47,000 provides the best of lake water for the inhabitants, and abundance for fire protection. Well trained hose reel and hook and ladder companies look well after the interests of the citizens in case of fire. It is a remarkable fact that although the larger part of the business portion is built of wood, no fire of consequence has taken place during the last eight or ten years.

A Public school, costing \$8,000, with a staff of six teachers, and a Separate school, costing \$3,500, with a staff of three teachers, together with the free public library, with 1,200 volumes, form the educational advantages of the town. The subject of a High School is being seriously considered, and no doubt in the near future the scholars of North Bay will have this most desirable institution within their reach.

The churches are five in number, Roman Catholic, Methodist, Presbyterian, Episcopalian and Baptist, all commodious and convenient structures, the adherents of which are looked after respectively by Revs. Father Scollard, Wm. Blair, Thos. Macadam, A. J. Young and E. J. Stobo, Jr.

Of the fraternal societies there are the following: A.F. & A.M., A. McMurchy, W.M., H. D. Leask, Sec.; I.O.O.F., W. B. Way, N.G., E. E. Eddy, Sec.; I.O.F., R. Rankin, C.R., A. Irwin, Sec.; A.O.U.W., Jno. Hannen, M.W., G. W. Liddle, Sec.; C.M.B.A., Rev. D. J. Scollard, President, T. J. Bourke, Sec.; C.O.F., P. A. C. LaRose, C.R., R. J. McPeak, Sec.; Sons of Scotland, A. R. Morris, Chief, W. McKenzie, Recorder.

The municipal affairs are cared for by a Mayor, Reeve and nine councillors. The assessed value of taxable property is about \$425,000. Rate of taxation for 1896, public school supporters 22 mills, and separate school supporters 20 mills. Annual revenue from waterworks department about \$2,000.

The business blocks, public halls, Canadian Pacific Railway works and station buildings, and many private residences are lighted with electricity, and in the not distant future electric lamps will afford illumination for the principal streets at least.

On the inside of the front and back covers of this pamphlet will be found a complete list of the business establishments of North Bay, hence a detailed list of them here would be out of place. There are some very fine stores and shops, places that would be a credit to much larger towns. The business men as a rule are all energetic fellows, live, up-to-date men who have their way to make in life and are doing it.

The Traders Bank of Canada (head office Toronto) opened a branch here in March, 1895, and gives accommodation to all deserving clients.

The town is the trade centre for a large territory. Besides the townships particularly referred to in this work, many of the business houses do a consider-

able jobbing trade with retailers both east, west and south. There is no reason to be put forth why North Bay should not become in the near future a wholesale centre for the whole of this northern country.

Being the district town, corresponding to a county town where there is county organization, it is, in addition to being the commercial and educational centre of the district, also the legal centre. The courts are held here, in a spacious court house built by the Ontario Government some years ago, and added to largely last year, which building includes also the district jail. The registry offices for the district are located here as well.

The Canadian Pacific Railway, having one of its divisional points here, has a staff of upwards of 250 men, with an average monthly pay roll amounting to \$15,000. The repair shops afford employment to a considerable force.

The Widdifield Agricultural and Arts Association, organized in 1894, hold their annual exhibitions in the lake shore park at the eastern end of the town. The officers for 1897 are J. B. Klock, Esq., M.P., Honorary President, Geo. E. Pay, President, W. McKenzie, Secretary. During 1896 \$150 was expended in prizes. On another page we give an illustration of the first exhibition held in 1894. The exhibits of vegetables and grains were remarkable, and the live stock was excellent, for a new country.

The possibilities for the near future, which will materially affect the interests of the town, are, (1st.) The building of a pile wharf on the lake front, opposite the town, to cost \$15,000, and for which the Dominion Government have passed the necessary amount. When built, this wharf will assist in bringing trade into the town from around the lake, and also be a help towards the distributing from North Bay by water the supplies required for lumbering and other operations on the limits located on Lake Nipissing. (2nd.) A saw-mill, with a capacity for sawing 100,000 feet of lumber per day, is likely to be built and in operation for the season of 1898, provided the proper facilities are afforded the firm contemplating entering into the project. The facilities required are the establishment of a breakwater to afford protection for the logs. This question is now before the people, and will no doubt receive their hearty support. (3rd.) Without doubt the first sod for the construction of the Nipissing and James' Bay Railway will be turned next year, 1898, to run from North Bay to Lake Temiscamingue, and ultimately to James' Bay.

These three works of a public nature will afford work for a large number of men, all of whom will require food and clothing, which will result in an extraordinary demand for farm produce, and will enhance the returns to the farmers of the district to a remarkable extent.

A HOME MARKET FOR FARM PRODUCE.

Now a word in closing as to the amount of farm produce used annually in North Bay, imported from all directions because there is not enough raised here to supply the demand, but all of which could easily be raised here and in the townships of which this pamphlet treats were there settlers in sufficient number to produce it. We give these figures to show that the market for the farmer's products is assured for many years to come, if not for all time.

FARM PRODUCE BROUGHT INTO NORTH BAY BY RAIL IN 1896.

Kind.	Quantity.	Average price paid.
Hay, pressed.....	360 tons.	\$12.00
Oats	16,000 bushels	0.26
Peas	500 "	0.50
Beans, white.....	560 "	0.65
Potatoes.....	8,000 bags.	0.50
Onions	350 bbls.	4.00
Flour.....	12,900 bags.	fluctuates.
Dressed hogs.....	695	per lb. 0.05½
Hams, smoked	38,600 lbs.	" 0.11
Salt pork and bacon ...	84,800 "	" 0.07
Beef, carcasses	673 (live weight)	" 0.03¼
Veals	160 "	" 0.05
Lambs	1,750 "	" 0.08
Mutton	400 "	" 0.06
Eggs	2,530 cases.	per doz. 0.11
Lard	49,000 lbs.	0.07
Butter	61,300 "	0.14
Cheese	12,590 "	0.11
Poultry	30 tons.	{ Chickens, per pair 0.34 { Ducks, " 0.50 { Geese, per lb. 0.06 { Turkeys, " 0.08

What man looking for a sure market for all his farm produce would not be satisfied with North Bay?

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North Bay Business Directory.

INSURANCE.

LANDRIAU, A. EUG.
MCKENZIE, W.
MARTIN, W. JR.
MARTIN, W. SR.
ROBERTSON, JOHN.

LAUNDRY (STEAM).

SMYTH, J. E.

LEGAL.

BOWIE, G. S.
BROWNING & LEASK, Barristers, Solicitors, etc.
MCNAMARA, J. M., Barrister, Solicitor, etc.

LIQUORS.

MULLIGAN, B. M., Wholesale.

MILLINERY.

MISS BANKS.
MISS EVANS.
MISS A. L. KEENA.

MUSICAL INSTRUMENTS, Etc.

LOVELL, J. T.
MERCER, L. G.

NORTH BAY BOARD OF TRADE.

D. PURVIS, President.
D. J. McKEOWN, Secretary.

NORTH BAY FREE PUBLIC LIBRARY.

JUDGE VALIN, Chairman.
L. P. SNYDER, Secretary-Treasurer.

PAINTERS.

BARTON, A.
ACHESON, H.
POIDEVIN BROS.

PHOTOGRAPHERS.

BROOKS, R. J.

PHYSICIANS.

CARRUTHERS, J. B.
MCMURCHY, A.

PLANING MILL.

SEWELL & BURTON.

PRINTING OFFICES.

DICKINSON & Co., "North Bay Despatch."
PHELPS, N., "North Bay Times."

PULP WOOD.

J. F. WILSON, Agent, Merriton Wood and Pulp Company.

RAILWAYS.

CANADIAN PACIFIC RAILWAY.
G. J. BURY, Superintendent.
D. J. McKEOWN, Agent.
GRAND TRUNK RAILWAY.
D. J. McKEOWN, Agent.

R STAURANTS.

IRWIN & Co.
MC CREIGHT, MRS. JAMES.
MCINTYRE, MRS. L.

SAW MILLS.

CHADBOURN, D. & SON.
(Four-Mile Lake, Widdifield Tp.)
HOGG, WM.
LOUNSBURY, E. T., (Trout Lake.)
MURRAY, T. & W.
WOODEN, WELLINGTON,
(Township of Widdifield.)

TAILORS.

BARR, D. H.
GILMOUR, J. E.
MORRIS & Co.

TELEGRAPH OFFICES.

C. P. R. RUTH A. CLARKE, Agent.
G. N. W. W. McDONALD, Agent.

TINSMITHS AND PLUMBERS.

LEE & LOCHHEAD.
RICHARDSON & Co.

UNDERTAKERS.

MCKENZIE, W.

U. S. CONSUL.

McKEOWN, D. J.

WATCHES AND JEWELLERS.

BOOTH & THOMAS.
ROSS, E. W.
TIPPETT, B. V.

MUNICIPAL BOARD.

T. N. COLGAN, Mayor.
R. RANKIN, Reeve.
M. W. FLANNERY, Clerk.
W. MARTIN, Treasurer.
J. ROBERTSON, Assessor
W. MARTIN, JR., Tax Collector.

For any other information respecting the matters referred to
herein,

Address the Secretary of the Board of Trade, North Bay,

A. COWAN,

NORTH BAY,

or M. NELAN,

NIPISSING JUNCTION,

or any of the Officers of the Municipality of the Town of North Bay.

If this pamphlet does not interest you, kindly hand it to some
one whom you think it will, and greatly oblige,

THE NORTH BAY BOARD OF TRADE.